

Minutes of the Planning Commission Meeting
May 4, 2017 6:00 P.M.

MEMBERS PRESENT: Katie Gallagher, Mayor
Tony DeMarco, Council Representative
Jim Oper
Joe Polidori
Meg Ryan Shockey

ABSENT:

ALSO PRESENT: Dave Kulcsar, Building Commissioner
Dawn Neal, Secretary

Mayor Gallagher called the meeting to order.

Motion by Polidori, second by to Oper to approve the minutes of April 6, 2017. **Vote Resulted:** Yes: Gallagher, DeMarco, Oper, Ryan Shockey, Polidori. No: None (**Approved**)

The first item was a request from The Riverstone Company, David A. Pietrantone, P.E. for a preliminary site approval at 4800 Idlewood Drive. P.P# 433-14-001, 433-14-070 & 433-14-073. Commissioner Kulcsar explained this property has been to the board in the past now. They are the new owners. Mayor Gallagher asked what the zoning was for these three parcel for the lot split were. Commissioner Kulcsar explained the property has two zoning areas MF-PD and G-B. They will be building on the G-B portion. David A. Pietrantone of The Riverstone Company explained this property is sixteen total acres. They are looking to get these lots consolidated and then split into three parcel. One parcel would be eight acres in the MF-PD zoning, the next five acres, which will be what they will build on and the final will be three acres in the G-B zoning. Mr. Pietrantone explained the plans and there was discussion about the plans. Councilperson DeMarco asked if they have site control of this property. Mr. Pietrantone explained that they do. There will be 58 assisted living units and 22 memory units for of total of 80 units. The main building will be about 156 feet away from the west property line. They hope to break ground in August once all permits have been approved. The project will take about 11-12 months to complete. Steve Nicolas of Adams real estate explained all financing has been secured and a market study has been completed and there is a need in the area for about 200 beds of this type. Mr. Oper asked if they had any plans for the other eight and three acres on this property. Steve Nicolas was hoping to attract a rehab type of facility in the three acre portion. The 8 acres may be a future project of senior independent living but nothing is confirmed. The mayor opened the meeting up for the audience. Ms. Frenal of 4771 Elizabeth Lane asked if they plan to do anything to the vacant property behind her home. Mr. Pietrantone explained that at this point the have no plan to build but they will maintain the property. Ms. Frenal then asked if they were going to put up a fence to hide the ditch. Mr. Nicolas explained they will do whatever the city requires. After further discussion, **Motion** by DeMarco, second by Oper to **APPROVE** the request from The Riverstone Company, David A. Pietrantone, P.E. for a preliminary site approval at 4800 Idlewood drive. P.P# 433-14-001, 433-14-070 & 433-14-073. **Vote Resulted:** *To APPROVE:* Yes: Gallagher, DeMarco, Oper, Ryan Shockey, Polidori. No: None. (**APPROVED**)

The next item was a request from The Riverstone Company, David A. Pietrantone, P.E. for Lot Consolidation and lot split approval at 4800 Idlewood drive. P.P# 433-14-001, 433-14-070 & 433-14-073. Discussion was held during first item. After further discussion, **Motion** by Oper, second by Ryan Shockey to **APPROVE** the request from The Riverstone Company, David A. Pietrantone, P.E. for Lot Consolidation and lot split approval at 4800 Idlewood drive. P.P# 433-14-001, 433-14-070 & 433-14-073. **Vote Resulted: To APPROVE:** Yes: Gallagher, DeMarco, Oper, Ryan Shockey, Polidori. No: None. **(APPROVED)**

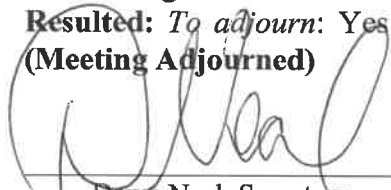

The next item was a request from Matthew L. Weber, P.E. for Preliminary Site Plan for a 4 story (85 room) hotel on Tiedeman Rd pp# 433-09-018 & 433-09-017. Mayor Gallagher explained this is for a Hilton Tru Hotel located behind Cracker Barrel just west of Wild Ginger. Commissioner Kulcsar gave a little history on this area back in 2000 a similar / conditional was approved. This then set a precedence that will allow for this site to only need a conditional use approval. They will only need zoning approval for a 4.5 height variance for the overall height. Matthew Weber explained his requests. The reason needed for the variance is not for the building. It is for the parapets. There was discussion about the plans. Mr. Oper verified that they would have to only go to zoning for the variance of the parapets. Commissioner Kulcsar explained yes that is the only items they will need the variance for. The mayor opened the meeting up for the audience. Chris Ellis the general manager of Hampton Inn was present. He passed out a packet that included the number of hotels built in 2016, STAR report and financial information in regards to his hotel. He is concerned that this area cannot support another hotel in the area. Rum Chopra of Hampton Inn said performance has dropped dramatically for them. They are already "red lining" their debt service. So if they start to lose more occupancy it would cause them to default. He feels putting another hotel in this area would cause them great distress. Dave Gunning legal counsel for Hampton Inn wanted to give legal input for his. He think this is not a conditional use or similar use allowed within our L-I zoning code. Because you have allowed this one time does not set a precedence. This plan would need a variance needed for height is another reason not to grant approval per Mr. Gunning. He also stated he believes that in this area you were not to exceed 6,000 square feet and this purposed plan is at 10,000 square feet. He feels we should request a feasibly study to show that this is a real need within in this city dated after 2016. Mayor Gallagher asked for someone to please explain how the Hilton brand would allow two hotels so close to one another. Mr. Weber explained that they have been granted to use the Hilton brand because this is a different type of hotel then the one in the area already. There was discussion about the need for another hotel within this area. Law Director Kevin Butler asked Mr. Gunning why he feels that this property should not be permitted as a conditional use. Mr. Gunning replied that under City of Brooklyn code, this type of business is not allowed in the L-I for a conditional use. Mr. Gunning feels that the city should request more information from the applicant to make a better informed decision if this is a need for the city. Mr. Butler asked Mr. Weber if he would like to respond. Mr. Weber stated he feels that there is precedence set by the city and it does carry weight in the zoning code and other areas of the law. Based on that he feels there is precedence set for this conditional use. Councilperson Demarco asked Commissioner Kulcsar if he can speak about the precedence set over in that area to help the Commission to understand this more clearly. Commissioner Kulcsar explained how the precedence was set in the past. Mayor Gallagher expressed her concerns about the new hotel coming into the area with crime and she would like to see a feasibility study. Mr. Oper stated he also would like to get more information from the applicant as to the feasibility of a hotel in this area. Mr. Butler would encourage the Commission to defer to allow him some time

to review the circumstance under which the hotels have been permitted in this area in the past. Councilman DeMarco stated he would like to see financial backing information. After further discussion, **Motion** by Oper, second by Gallagher to **DEFER, with a request of financial backing and a feasibility study be completed by Applicant and provided to the Planning Commission,** the a request from Matthew L. Weber, P.E. for Preliminary Site Plan for a 4 story (85 room) hotel on Tiedeman Rd pp# 433-09-018 & 433-09-017. **Vote Resulted: To DEFER:** Yes: Gallagher, Oper, Ryan Shockey. No: Demarco, Polidori. **(DEFERED)**

The next item was a request from Matthew L. Weber, P.E. for Conditional Use for a 4 story (85 room) hotel on Tiedeman Rd pp# 433-09-018 & 433-09-017. Discussion was held during first request from Matthew Weber. After further discussion, **Motion** by Gallagher, second by Ryan Shockey to **DEFER** the request from Matthew L. Weber, P.E. for Conditional Use for a 4 story (85 room) hotel on Tiedeman Rd pp# 433-09-018 & 433-09-017. **Vote Resulted: To DEFER:** Yes: Gallagher, Oper, Ryan Shockey. No: Demarco, Polidori. **(DEFERED)**

The last item was request from Matthew L. Weber, P.E. for a Lot Consolidation approval at Tiedeman Road P.P. # 433-09-018 & 433-09-017-073. Discussion was held during first request from Matthew Weber. After further discussion, **Motion** by Gallagher, second by Oper to **DEFER** the request from Matthew L. Weber, P.E. for a Lot Consolidation approval at Tiedeman Road P.P. # 433-09-018 & 433-09-017. **Vote Resulted: To DEFER:** Yes: Gallagher, Oper, Ryan Shockey. No: Demarco, Polidori. **(DEFERED)**

There being no further business, **Motion** by Gallagher, second by Ryan Shockey to adjourn. **Vote Resulted: To adjourn:** Yes – Gallagher, DeMarco, Oper, Ryan Shockey, Polidori No: None. **(Meeting Adjourned)**


Dawn Neal, Secretary
Mayor Katie Gallagher, Chair